



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

7/18/2007

BOOTH, ERN, STRAUGHAN & HIOTT
350 NORTH SINCLAIR AVE.
TAVARES, FL 32778-

Re: Project No. 2007060004, Application No. 961

Description: HEART HOUSE COMMUNITY CHURCH
CONSTRUCTION OF 18,588 SQ FT CHURCH

Dear BOOTH, ERN, STRAUGHAN & HIOTT:

Your **Site Plan** application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. **Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
2. **Provide a written response to all comments.**
3. **All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
4. **Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
5. **When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN - (352-) 343-9739EXT 5567

Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 2nd review Karen Rosick

6/26/07

1. Please indicate area of property in feet and in acres on sheet 3.
2. Please indicate projected on-site traffic flow on sheet 3.
3. The impervious Surface is not to exceed 20% of property area per Ordinance #2007-20. Please reduce ISR so that it meets the requirements of section 1B of the stated Ordinance.
4. Section 1H of the Ordinance states "Ingress and egress shall be limited to Johns Lake Rd." Please remove Ingress located on Hancock Rd.
5. There does not appear to be any signage shown on the plans. If the applicant does not want any signage on the site please have them note this on the plans. If signage is wanted please have the applicant show the detail. If the sign area is not specified on the final plat it will require site plan amendment in the future.

Informational Comments

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

Remarks: 07/09/07 1st Review Grant Wenrick

Landscape Plan meets the Lake County Code

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item: OFF-SITE ROAD IMPROVEMENTS

Remarks: Turn lanes will be required off of Handcock. Please show the turn lanes on the plans, road cross section and pavement details for these improvements.

Item: TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE

Remarks: Please show the turn lanes on the plans, road cross section and pavement

details for these improvements.

Item: SIGNED AND SEALED GEOTECHNICAL SOILS REPORT

Remarks: Please provide Geotechnical report for the site plan.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: July 12, 2007

St. Johns River Water Management District Permit is required before the final approval.
(Before Site Plan Approval)

Item: DRAINAGE CALCULATIONS; STORM EVENTS

Remarks: Please provide stormwater calculations for the site plan.

Item: RETENTION POND DESIGN/GRADING

Remarks: Do the retention ponds contain all the stormwater or will they have any stormwater discharge?

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

Remarks: July 12, 2007

Site fronts on John's Lake Road (#1158) w/15 feet from centerline (48' total) of recorded right of way. John's Lake Rd appears to be classified as a local road East of the John's Lake/Hancock Rd intersection. Requesting a Dolan test (#07-30).

NOTE: Recently purchased R/W at the intersection of Hancock/John's Lake Rd. intersection, still need R/W for road and future sidewalk on John's Lake Rd.

Also fronts on Hancock Rd. (# 1254) w/40 feet from centerline. Classified as a Urban collector. No right of way requested due to the recent purchase of the R/W on Hancock Rd. from the Church.

Thanks,

Judith Law

Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Dolan Test Returned requiring 40 ft from center line for Johns Lake Road (1158). -SL

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: Required before construction commencement.

Submit Driveway Permit Application to Lake County Public Works Department.

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item: FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

Remarks: 1st review Rejected BDH 6-26-07

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

All required hydrants, and additional hydrants required by the Clermont JPA shall be installed in accordance with the following requirements:

CLERMONT JPA NOTES

Fire hydrants.

1. Placement and spacing. Fire hydrants shall be installed at all street intersections and at intervals between street intersections not to exceed the distances listed in the table in subsection (e) of this section. Prior review and approval of plans by a fire official shall be required. Approved plans shall indicate hydrant location, main size, and other pertinent criteria required by the Utility Provider. This requirement shall be in effect for water lines installed anywhere in the JPA, within the City or the unincorporated area, and within and without any proposed development.
2. Sprinkler or standpipe systems. Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least fifty (50) feet away from the structure, but not more than one hundred (100) feet away from the fire department's connection for the system.
3. On-site hydrants. When buildings, other than one- and two-family dwellings, are situated off of a road or other drive so as to cause hose lays from the nearest hydrant in excess of the permitted distances listed in the table in subsection (e) of this section, a sufficient number of hydrants shall be provided on the site meeting all the requirements of this chapter.
4. Hose lay measurement. Hose lay measurement shall be the distance from a hydrant, along a road, drive or other traveled way designed to accommodate fire equipment, to the attack location approved by the fire official. Hose lay is not allowed across any collector or arterial road to meet the minimum requirements of this section.
5. Hydrant specifications and installation. All fire hydrants shall be of the breakaway design, meeting the specifications of the standard construction details, and specifically approved by the fire and public utilities departments to ensure standardization. The standard hydrant approved for use in the City is the Mueller model A-423. Hydrants shall be installed as depicted in the standard construction details, with the center of the lowest operating outlet no less than eighteen (18) inches above grade, and the top of the operating nut no higher than fifty-four (54) inches above the surrounding grade.
6. Access and visibility. Hydrants shall not be located closer than three (3) feet to or more than twenty (20) feet from the edge of a street, drive or other accessway. No fence, tree, post, shrub or other object, which could block the hydrant from normal view or obstruct the hydrant's use shall be located within six (6) feet of the hydrant. Unless otherwise requested by the fire official, the four and one-half-inch large-volume connection shall face the nearest roadway, or if located within a complex or parking area, shall face the nearest traffic way. No hydrant shall be installed where pedestrian or vehicular traffic would interfere with the use of the hydrant.
7. Ownership and maintenance. All fire hydrants located on public rights-of-way or designed to serve multiple ownerships shall be conveyed by approved instrument to the Utility Provider. Once the Utility Provider has accepted ownership, the City shall be responsible for the maintenance of these hydrants.

8. Fire hydrants and mains. All fire hydrants and mains, including those privately owned, that are connected to the City's potable water system shall conform to City standards. Barrels of privately owned fire hydrants shall be OSHA red.

9. Additional standards. If certain items are not directly addressed in this section, recommended standards for waterworks shall be used.

10. Minimum main size, flow rate and hydrant spacing. Minimum main size, flow rate and hydrant spacing by land use are as follows:

11.

Table 15.02.03A Minimum Hydrant Spacing By Land Use

TABLE INSET:

Fire Hydrant Maximum

Land Use

Spacing (feet)

Hose Lay (feet)

Group I. Detached single-family and duplexes

600

300

Group II. Townhouses, multifamily buildings less than three stories and no more than 12 units per building

500 or 600 if sprinkled

300

Group III. Multifamily buildings, three or more stories or over 12 units per building, and commercial buildings less than 10,000 square feet and three stories or less

500 or 600 if sprinkled

300

Group IV. Commercial buildings over 10,000 square feet and warehouse and industrial buildings

400 or 500 if sprinkled

300

Interior separations or firewalls shall not be used to reduce the minimum water supply requirements of this section without the explicit written consent of the fire official.

Fire mains to be connected to an existing water line smaller in diameter than that required above may be reduced in size if the design engineer can successfully

demonstrate that the required flows can be met with a smaller main.

Note: This table is a guide for the development of new sites and subdivisions, and does not guarantee fire flow adequacy outside of one- and two-family dwelling subdivisions. In those portions of the JPA where existing water mains cannot meet the requirements in this table, other building-specific measures can be used to reduce fire flow.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

Informational Comments

Item:

Remarks:

Review Status: REJECT

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item: STREET NAME

Remarks: 7/12/07-1st review- Conflicting legal descriptions - cannot review. LJN

Informational Comments

Item:

Remarks:

Review Status: REJECT

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

Remarks: 7/12/2007 - Public Works has not issued an approval or disapproval at this time/jsm.

Informational Comments

Item:
Remarks:

Review Status: REJECT